

SS2 – Sub-Unit A3

Pender Professional Center

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Owner/Applicant

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Sub-Unit A-3

Adopted Plan		Proposed Amendment	
Office	.25	Office	.35
Retail	.25	Retail	.35
Institutional Use	.25	Institutional Use	.35
Office/Retail/Institutional Use (Elderly Housing)		Office/Retail/Mixed Use/ Institutional	
Elderly Housing – 100 units		Elderly Housing/ Assisted Living – 200 units	
Substantial Affordable Housing component for Elderly Housing		Reduced Affordable Housing Requirement for Elderly Housing / Assisted Living	
Open space buffers North – 125 ft. West – 50 ft.		Open space buffers North – 75 ft. West – 50 ft.	

Challenges & Objectives

- Challenges
 - Changed Economic Circumstances
 - Prior Bankruptcy/Foreclosure
 - Non-profit Owner/Mission to For-Profit
- Objectives
 - Revitalization
 - Complementary Uses
 - Elderly Housing/ Assisted Living / Affordable Rates

Justification

- Greater Development Options – Mixed Use
 - Office Condo / Church Use not viable on own
- Assisted Living / Elderly Housing
 - Owner sees viability in such plans at increased 200 units and reduced affordable housing requirements
 - Substantial affordable housing mission of prior church
- Flexibility to support future land use approvals